

**GREENSBORO COMMUNITY RESOURCE BOARD
REGULAR MEETING
JULY 16, 2009**

A regular meeting of the Greensboro Community Resource Board was called on Thursday, July 16, 2009, in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 3:05 p.m. The following Board members were present: Chair Tijuana Hayes, Johanna Cockburn, Carolyn Biggerstaff, John Martin, Kathleen Sullivan, and Bennett Hollers. Staff was represented by Gwen Torain, Michael Blair, Susan Crofts, Cyndi Blue, Dyan Arkin, and Dan Curry.

UPDATE ON HOMELESSNESS PREVENTION RAPID REHOUSING RECOVERY FUNDS:

Ms. Crofts informed the Board that \$781,141 has been awarded from HUD. There are plans to apply for a three-year grant for an additional two million dollars. Family Services of the Piedmont, Greensboro Housing Coalition, Salvation Army of Greensboro, and Greensboro Urban Ministry are the four agencies that will be involved if these funds are awarded. Ms. Crofts described details of the programs including timelines, distribution scenarios, and plans for educating community partners and landlords.

Ms. Hollers joined the meeting at 3:10 p.m. and there was a quorum of members in attendance.

Chair Hayes welcomed those in attendance.

APPROVAL OF MINUTES FROM MAY 21, 2009 MEETING:

Ms. Cockburn moved to approve the minutes of the May 21, 2009 meeting as written, seconded by Mr. Martin. The Board voted unanimously 5-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Martin, Cockburn, Hollers. Nays: None.)

CONSIDER A REQUEST TO ALLOCATE ADDITIONAL FUNDING TO THE BESSEMER CENTER DEVELOPMENT PROJECT:

Ms. Arkin is the manager for the Bessemer Center Development Project. She gave a brief history and overview of the project. She referred to a map and pointed out the location where the new McGirt-Horton Library will be built along with Family Dollar's new relocation site. The City has met with the community and other stakeholders. The community is supportive of the relocation of Family Dollar and they are asking the City to make a commitment to move the redevelopment of the Bessemer Center forward. Ms. Arkin invited members of the community to speak on this matter.

Jim Key, 4301 Lord Jeff Drive, pointed out that the community has been without a grocery store since 1998. The group, Concerned Citizens of Northeast Greensboro, was originally formed to recruit a grocery into the community. The Phillips Avenue corridor is the heart of the community and he believes the new library will serve as a catalyst for redevelopment in the area. He urged the Board to support funding the project.

Harold Fields, 1903 Beldon Drive, described the northeast quarter along with geographical boundaries. He asked the City to support the project to improve the quality of life for the citizens living in northeast Greensboro.

Ms. Sullivan joined the meeting at 3:30 p.m.

George Carr spoke from the audience and stated that his company has a 76-unit multifamily property in the area with plans for renovation. He is in support of the project's location as it would benefit his tenants and serve the commercial needs of the neighborhood

Mr. Curry presented a budget recommendation to the Board for Phase 1 for the façade upfit on the Family Dollar space. Funds for Phase II will come out of next year's budget.

The Board was asked to recommend a total of \$92,500 for the project and Mr. Curry walked them through an analysis of the funding.

Mr. Martin moved to accept staff's recommendation to fund \$92,500 for this project, seconded by Ms. Biggerstaff. The Board voted unanimously 6-0 to approve the motion. (Ayes: Hayes, Biggerstaff, Martin, Cockburn, Hollers, Sullivan. Nays: None.)

REVIEW AND DISCUSS CONSOLIDATED PLAN HOUSING GOALS AND ACCOMPLISHMENTS AND CURRENT HOUSING NEEDS; DISCUSS THE UPCOMING FALL HOUSING REQUEST FOR PROPOSALS (RFP):

Ms. Blue stated that in the Board's budget process this year, \$550,000 was set aside for the RFP and \$150,000 was set aside specifically for community health and development organizations. There is also an opportunity for additional funds to come into the RFP. The total of available resources should be known by the August, 2009 meeting along with staff's recommendation.

She discussed housing goals and milestones in the 5-Year Plan and pointed out that goals have been met in nearly every area. Referring to a memo, she discussed the need for small affordable rental housing in the community, the need to improve the quality of housing stock available for sale under \$100,000, and the importance in the RFP of acquisition and rehabilitation of existing stock as written into last year's RFP priorities. These are still priorities but she added that the need to create jobs is critical due to the economy.

Ms. Blue gave an overview of the 2009-2010 RFP recommendations to the Board. She recommended focusing on the immediate economic benefits to create and retain jobs, leveraging the additional dollars coming into the community, and healthy home environments.

Beth McKee-Huger, Greensboro Housing Coalition, spoke from the audience regarding healthy housing. She invited the Group to attend the Healthy Homes Bus Tour on September 16, 2009.

Ms. Blue will provide the RFP framework and timeline at the August, 2009 meeting. Ms. Sullivan and Ms. Biggerstaff volunteered to work on the RFP Committee.

OLD BUSINESS:

The Group discussed the positive feedback from their recent neighborhood tour and expressed their support for similar tours in the future.

There was a brief discussion regarding term expirations and reappointments.

NEW BUSINESS:

Mr. Blair updated members on the CDGB-R. The process is moving slower than anticipated and HUD has not been given a date for sending out funding agreements. He also commented that

there was an earlier problem with the eligibility of the Walking Trail project. It was originally rejected by the local office because they did not realize the project created jobs. The project is now being funded and is called the Horticultural Job Training Program.

Rental Property Portfolio quarterly reports have been received. There will be an update at the next meeting.

SPEAKERS FROM FLOOR:

Mary Elizabeth Black, president of the Arlington Park Neighborhood Association, commented on a neighborhood building with standing water. She inquired if the Healthy Homes Program also pertained to buildings and she was advised it only applied to homes.

ADJOURN:

Ms. Cockburn moved to adjourn the Community Resource Board meeting, seconded by Mr. Martin. The Board voted unanimously 6-0 in favor of the motion. (Ayes: Hayes, Biggerstaff, Martin, Cockburn, Hollers, Sullivan. Nays: None.)

There being no further business before the Board, the meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Dan Curry, Ex-Officio
Greensboro Community Resource Board

AS:sm/jd